3/27/25 10:14PM

				<del></del>	
Fill	in this information to ident	ify your case:		I	
Uni	ted States Bankruptcy Court	for the:			
EA	STERN DISTRICT OF NEW	YORK			
Cas	se number (if known)		Chapter <b>7</b>		
				Check if this an amended filing	
∩f	ficial Form 201				
		on for Non-Individua	le Filing for Bank	Kruptcv 06/	/o.4
			<u></u>	<u> p y</u>	<del></del>
kno 1.	wn). For more information,  Debtor's name	a separate document, <i>Instructions for Ba</i> Excellent Development I, LLC	nkruptcy Forms for Non-Individu	a/s, is available.	
2.	All other names debtor used in the last 8 years				
	Include any assumed names, trade names and doing business as names				
3.	Debtor's federal Employer Identification Number (EIN)	27-0744790			
4.	Debtor's address	Principal place of business	Mailing addre business	ess, if different from principal place of	
		87-34 169th Street			
		Jamaica, NY 11432			
		Number, Street, City, State & ZIP Code	P.O. Box, Nur	nber, Street, City, State & ZIP Code	

5.

Debtor's website (URL)

Type of debtor

Queens

☐ Partnership (excluding LLP)

☐ Other. Specify:

County

■ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

Location of principal assets, if different from principal

**87-34 169th Street Jamaica, NY 11432** Number, Street, City, State & ZIP Code

place of business

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Debt	=20000000000000000000000000000000000000	ent I, LLC		Case number (if known)			
	Name						
7.	Describe debtor's business	A. Check one:					
		☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))					
		■ Single Asset Real E	Estate (as defined in 11 U.S.C. § 10	1(51B))			
		☐ Railroad (as define	d in 11 U.S.C. § 101(44))				
		☐ Stockbroker (as de	fined in 11 U.S.C. § 101(53A))				
		☐ Commodity Broker	(as defined in 11 U.S.C. § 101(6))				
		☐ Clearing Bank (as o	defined in 11 U.S.C. § 781(3))				
		☐ None of the above					
		B. Check all that apply					
		☐ Tax-exempt entity (a	as described in 26 U.S.C. §501)				
		☐ Investment compar	ny, including hedge fund or pooled in	nvestment vehicle (as defined in 15 U.S.C. §80a-3)			
		☐ Investment advisor	(as defined in 15 U.S.C. §80b-2(a)(	(11))			
		C. NAICS (North Amer	ican Industry Classification System)	4-digit code that best describes debtor. See			
			gov/four-digit-national-association-n				
8.	Under which chapter of the	Check one:					
	Bankruptcy Code is the debtor filing?	Chapter 7					
	g.	☐ Chapter 9					
		☐ Chapter 11. Check	all that apply:				
			55 5	nt liquidated debts (excluding debts owed to insiders or an at subject to adjustment on 4/01/25 and every 3 years at	,		
			business debtor, attach the most	ebtor as defined in 11 U.S.C. § 101(51D). If the debtor is recent balance sheet, statement of operations, cash-flox return or if all of these documents do not exist, follow (B).	ow		
			The debtor is a small business de proceed under Subchapter V of C	ebtor as defined in 11 U.S.C. § 101(51D), and it choose Chapter 11.	s to		
			A plan is being filed with this petit	tion.			
			Acceptances of the plan were sol accordance with 11 U.S.C. § 1126	licited prepetition from one or more classes of creditors, 6(b).	, in		
			Exchange Commission according	odic reports (for example, 10K and 10Q) with the Securig to § 13 or 15(d) of the Securities Exchange Act of 193 for Non-Individuals Filing for Bankruptcy under Chapter m.	4. File the		
			The debtor is a shell company as	s defined in the Securities Exchange Act of 1934 Rule 1	2b-2.		
		☐ Chapter 12	, ,	·			
9.	Were prior bankruptcy cases filed by or against the debtor within the last 8 years?	■ No. □ Yes.					
	If more than 2 cases, attach a	Diatriat	\//ha=	Casa number			
	separate list.	District District	When When	Case number Case number			
10	Are one honer many second						
10.	Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?	■ No □ Yes.					

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Deb	Debtor Excellent Develo		Excellent Development I, LLC		Case number (if known)			
	List	all cases. If more than 1	,					
	atta	attach a separate list		Debtor District		When		Relationship  Case number, if known
				District		When _		Case number, ii known
11.		y is the case filed in	Check all	that apply	<i>/:</i>			
	tnis	his district?						in this district for 180 days immediately n in any other district.
			☐ A ba	ankruptcy	case concerning del	otor's affiliate, gener	al partner, or partner	ship is pending in this district.
12.		es the debtor own or e possession of any	■ No					
	real pro	property or personal perty that needs	<b>□</b> 165.					additional sheets if needed.
i	imn	nediate attention?		Why doe	s the property need	I immediate attenti	on? (Check all that a	apply.)
					es or is alleged to pos s the hazard?	se a threat of immine	ent and identifiable ha	azard to public health or safety.
				☐ It nee	ds to be physically se	cured or protected f	rom the weather.	
				☐ It inclu	ıdes perishable good ck. seasonal goods. r	s or assets that coul	ld quickly deteriorate	or lose value without attention (for example, d assets or other options).
				☐ Other			•	. ,
				Where is	the property?			
						Number, Street, C	ity, State & ZIP Code	9
				Is the pr	operty insured?			
				□ No				
				☐ Yes.	Insurance agency			
					Contact name			
					Phone			
		Statistical and admini	strative inf	formation	1			
13.	Deb	tor's estimation of	. Ch	neck one:				
	avai	available funds		Funds w	ill be available for dis	tribution to unsecure	ed creditors.	
			•	After any	administrative expe	nses are paid, no fu	nds will be available	to unsecured creditors.
14.	Esti	imated number of	<b>1</b> -49			<b>1</b> ,000-5,00		☐ 25,001-50,000
	cred	ditors	■ 1-49 □ 50-99			☐ 5001-10,00		☐ 50,001-100,000
			☐ 100-19	9		<b>1</b> 0,001-25,0	000	☐ More than100,000
			□ 200-99	9				
15.	Esti	imated Assets	□ \$0 - \$5	0,000		□ \$1,000,001	- \$10 million	☐ \$500,000,001 - \$1 billion
			□ \$50,00				1 - \$50 million	☐ \$1,000,000,001 - \$10 billion
			\$100,0				01 - \$100 million	☐ \$10,000,000,001 - \$50 billion
_			\$500,0	U1 - \$1 m 	ullion	<b>—</b> ф100,000,0	001 - \$500 million	☐ More than \$50 billion
16.	Esti	imated liabilities	□ \$0 - \$5	0,000		<b>\$</b> 1,000,001	- \$10 million	☐ \$500,000,001 - \$1 billion
			\$50,00				11 - \$50 million	□ \$1,000,000,001 - \$10 billion
			□ \$100,00 □ \$500,00				01 - \$100 million	☐ \$10,000,000,001 - \$50 billion ☐ More than \$50 billion
			<b>—</b> \$500,0	∪ι-φ! II	mmorr	<b>□</b> \$100,000,0	001 - \$500 million	iniore than 900 billion

		3/27/25 10:14PM
nt Development I, LLC	Case number (if known)	

Debtor	Excellent Develop	ment I, LLC	Case number (if known)	3/27/25 10:14PM
	Request for Relief, D	eclaration, and Signatures		
WARNIN		s a serious crime. Making a false statement in connection wit up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3		\$500,000 or
of au	aration and signature athorized esentative of debtor	The debtor requests relief in accordance with the chapter of I have been authorized to file this petition on behalf of the I have examined the information in this petition and have at I declare under penalty of perjury that the foregoing is true  Executed on March 27, 2025  MM / DD / YYYYY   // // // // // // // // // // // // /	debtor.  a reasonable belief that the information is true	·
18. Sign	ature of attorney	Signature of attorney for debtor  Sean Sabeti, Esq.  Printed name	Date March 27, 2025 MM / DD / YYYY	

Bar number and State

Fill in this info	ormation to identify the case:	
Debtor name	Excellent Development I, LLC	
United States	Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK	_
Case number	(if known)	_
Caso Hambor		Check if this is an amended filing
Official Fo	rm 202	
Declara	ation Under Penalty of Perjury for Non-Indiv	idual Debtors 12/15
form for the so amendments o and the date. WARNING B connection wi 1519, and 357	who is authorized to act on behalf of a non-individual debtor, such as a corporation or chedules of assets and liabilities, any other document that requires a declaration that is of those documents. This form must state the individual's position or relationship to th Bankruptcy Rules 1008 and 9011.  ankruptcy fraud is a serious crime. Making a false statement, concealing property, or the abankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years.  eclaration and signature	s not included in the document, and any e debtor, the identity of the document, obtaining money or property by fraud in
I am the	president, another officer, or an authorized agent of the corporation; a member or an authoriz I serving as a representative of the debtor in this case.	red agent of the partnership; or another
I have ex	camined the information in the documents checked below and I have a reasonable belief that	the information is true and correct:
•	Schedule A/B: Assets–Real and Personal Property (Official Form 206A/B)	
_	Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)	
	Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
_	Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)	
	Schedule H: Codebtors (Official Form 206H) Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)	
	Amended Schedule	
	Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claim Other document that requires a declaration	s and Are Not Insiders (Official Form 204)
I declare	under penalty of perjury that the foregoing is true and correct.	

X /s/ Faizul Kazi

Faizul Kazi Printed name

Managing Member
Position or relationship to debtor

**Declaration Under Penalty of Perjury for Non-Individual Debtors** 

Signature of individual signing on behalf of debtor

Executed on

March 27, 2025

			3/27/25 10:14PM
Fill	in this information to identify the case:		
Del	otor name Excellent Development I, LLC		
Uni	ted States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK		
Cas	se number (if known)		
	`		ck if this is an nded filing
Of	ficial Form 206Sum		
	mmary of Assets and Liabilities for Non-Individuals		12/15
Par	t 1: Summary of Assets		
1.	Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)		
	1a. Real property: Copy line 88 from Schedule A/B	\$_	990,000.00
	1b. <b>Total personal property:</b> Copy line 91A from <i>Schedule A/B</i>	\$_	0.00
	1c. <b>Total of all property:</b> Copy line 92 from <i>Schedule A/B</i>	\$_	990,000.00
Par	t 2: Summary of Liabilities		
2.	Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)  Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D	\$	1,100,000.00
	Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D	<b>,</b> –	
3.	Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)		
	3a. Total claim amounts of priority unsecured claims:  Copy the total claims from Part 1 from line 5a of Schedule E/F	\$_	0.00
	<b>3b. Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i>	+\$_	0.00
4	Total liabilities		
4.	Total Habilities	\$	1,100,000.00

	3/27/25 10:14PM
Fill in this information to identify the case:	
Debtor name Excellent Development I, LLC	
Excellent Development I, LLC	
United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK	
Case number (if known)	
	Check if this is an amended filing
Official Form 206A/B	
Schedule A/B: Assets - Real and Personal Property	12/15
Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, conclude all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. A which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule or unexpired leases. Also list them on Schedule G: Executory Contracts and Unexpired Leases (Official For	Also include assets and properties e A/B, list any executory contracts
Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the debtor's name and case number (if known). Also identify the form and line number to which the additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.	
For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting so schedule or depreciation schedule, that gives the details for each asset in a particular category. List each a debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms Part 1: Cash and cash equivalents	asset only once. In valuing the
1. Does the debtor have any cash or cash equivalents?	
■ No. Go to Part 2.	
☐ Yes Fill in the information below.	
All cash or cash equivalents owned or controlled by the debtor	Current value of debtor's interest
Part 2: Deposits and Prepayments	
6. Does the debtor have any deposits or prepayments?	
■ No. Go to Part 3.	
☐ Yes Fill in the information below.	
Part 3: Accounts receivable	
10. Does the debtor have any accounts receivable?	
■ No. Go to Part 4.	
■ No. Go to Part 4.  ☐ Yes Fill in the information below.	
Part 4: Investments	
13. Does the debtor own any investments?	
■ No. Go to Part 5.  □ Yes Fill in the information below.	
1 1651 III III the information below.	
Part 5: Inventory, excluding agriculture assets	
18. Does the debtor own any inventory (excluding agriculture assets)?	
■ No. Go to Part 6.	
☐ Yes Fill in the information below.	
Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)	
Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)  27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles are	nd land)?
	• 1
■ No. Go to Part 7.	

Official Form 206A/B

	Case 1-25-41504	-Jmm Doc 1	Filed 03/27/25	=ntered 03/27/25 22	2:16:21
					3/27/25 10:14F
Debto		LLC	Case	number (If known)	
	Name				
ПΥ	es Fill in the information below.				
Part 7:	Office furniture, fixtures, and	equipment; and colle	ectibles		
38. <b>Doe</b>	s the debtor own or lease any office	ce furniture, fixtures, e	equipment, or collectibles	?	
	lo. Go to Part 8.				
□ Y	es Fill in the information below.				
Part 8:	Machinery, equipment, and v	ehicles			
46. <b>Doe</b>	s the debtor own or lease any mad	hinery, equipment, or	vehicles?		
	lo. Go to Part 9.				
□ Y	es Fill in the information below.				
Part 9:	Real property				
	es the debtor own or lease any real	property?			
	lo. Go to Part 10.				
■ Y	es Fill in the information below.				
55.	Any building, other improved rea	al estate, or land whic	h the debtor owns or in w	hich the debtor has an inter	est
	Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
	55.1. <b>87-34 169th Street,</b> Jamaica, New York 11432	Fee simple	\$990,000.00	Comparable sale	\$990,000.00
56.	Total of Part 9.				\$990,000.00
	Add the current value on lines 55.1 Copy the total to line 88.	through 55.6 and entri	es from any additional shee	its.	
57.	Is a depreciation schedule availa ■ No □ Yes	ble for any of the pro	perty listed in Part 9?		
58.	Has any of the property listed in	Part 9 been appraised	d by a professional within	the last year?	

No

☐ Yes

Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

■ No. Go to Part 11.

 $\square$  Yes Fill in the information below.

All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

3/27/25	10:14PM
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Debtor	Excellent Development I, LLC
	Name

Case number (If known)

■ No. Go to Part 12.

☐ Yes Fill in the information below.

3/27/25 10:14PM

Deb	btor Excellent Development I, LLC Name		Case numb	er (If known)	
Part	t 12: Summary				
In Pa	art 12 copy all of the totals from the earlier parts of the fo Type of property	orm	Current value of personal property	Curren	t value of real ty
80.	Cash, cash equivalents, and financial assets.  Copy line 5, Part 1	-	\$0.00		
81.	Deposits and prepayments. Copy line 9, Part 2.	-	\$0.00		
82.	Accounts receivable. Copy line 12, Part 3.	-	\$0.00		
83.	Investments. Copy line 17, Part 4.	-	\$0.00		
84.	Inventory. Copy line 23, Part 5.	-	\$0.00		
85.	Farming and fishing-related assets. Copy line 33, Part 6.	i	\$0.00		
86.	Office furniture, fixtures, and equipment; and collectible Copy line 43, Part 7.	les.	\$0.00		
87.	Machinery, equipment, and vehicles. Copy line 51, Part	8.	\$0.00		
88.	Real property. Copy line 56, Part 9		>		\$990,000.00
89.	Intangibles and intellectual property. Copy line 66, Part	10.	\$0.00		
90.	All other assets. Copy line 78, Part 11.	+	\$0.00		
91.	Total. Add lines 80 through 90 for each column		\$0.00	+ 91b	\$990,000.00
92.	Total of all property on Schedule A/B. Add lines 91a+91l	b=92			\$990,000.00

E	in this information to identify the	0001		Ī	3/27/25 10:14PN
	in this information to identify the coordinate Excellent Developm				
Uni	ted States Bankruptcy Court for the:	EASTERN DISTRICT OF NEW YORK			
Cas	se number (if known)			_	Check if this is an amended filing
	icial Form 206D hedule D: Creditors	Who Have Claims Secured by	Property	-	12/15
Веа	s complete and accurate as possible.				
1. Do	any creditors have claims secured by	debtor's property?			
	$\hfill\square$ No. Check this box and submit pa	ge 1 of this form to the court with debtor's other schedu	iles. Debtor has n	othing else to	report on this form.
	■ Yes. Fill in all of the information be	elow.			
Par	t 1: List Creditors Who Have Sec	cured Claims			
	ist in alphabetical order all creditors wh n, list the creditor separately for each clain	o have secured claims. If a creditor has more than one secur h.	Amount of	uct the value	Column B  Value of collateral that supports this claim
2.1	Chondrite REO, LLC	Describe debtor's property that is subject to a lien		00,000.00	\$990,000.00
	Creditor's Name	87-34 169th Street, Jamaica, New York 1143		,	
	7525 Topanga Canyon Blvd Canoga Park, CA 91303				
	Creditor's mailing address	Describe the lien First Mortgage Is the creditor an insider or related party?  No			
	Creditor's email address, if known	Yes Is anyone else liable on this claim?			
	Date debt was incurred	■ No			
	5-2017 Last 4 digits of account number 1905	☐ Yes. Fill out Schedule H: Codebtors (Official Form 206H	)		
	Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is: Check all that apply			
	■ No	☐ Contingent ☐ Unliquidated			
	Yes. Specify each creditor, including this creditor and its relative priority.	■ Disputed			
List	t 2: List Others to Be Notified for in alphabetical order any others who m	Column A, including the amounts from the Additional Pag a Debt Already Listed in Part 1 ust be notified for a debt already listed in Part 1. Examples	ge, if any.	100,000.0 0	e collection agencies,
	ignees of claims listed above, and attor	neys for secured creditors. sted in Part 1, do not fill out or submit this page. If additior	nal pages are need	ed. copy this r	page.
	Name and address		On which line in Pa you enter the relate	art 1 did	Last 4 digits of account number for this entity
	Deutsch & Schneider, LLP 79-37 Myrtle Avenne Glendale, NY 11385		Line <b>2.1</b>		F108

				<u></u>	3/27/25 10:14PN
Fill in this information to identify the case:					
Debtor name Excellent Development I, LLC				7	
United States Bankruptcy Court for the: EASTERN DISTR	ICT OF NEW YORK				
Case number (if known)					
				_	Check if this is an
					amended filing
Official Form 206E/F					
Schedule E/F: Creditors Who Ha	ve Unsecure	d Clair	ns		12/15
Be as complete and accurate as possible. Use Part 1 for creditors List the other party to any executory contracts or unexpired lease Personal Property (Official Form 206A/B) and on Schedule G: Ext 2 in the boxes on the left. If more space is needed for Part 1 or Pa	es that could result in a clean coutory Contracts and Un	aim. Also lis expired Leas	st executory contra ses (Official Form	acts on <i>Schedu</i> 206G). Number	lle A/B: Assets - Real and the entries in Parts 1 and
Part 1: List All Creditors with PRIORITY Unsecured C	laims				
1. Do any creditors have priority unsecured claims? (See 1	1 U.S.C. § 507).				
■ No. Go to Part 2.					
☐ Yes. Go to line 2.					
3. List All Creditors with NONPRIORITY Unsecur out and attach the Additional Page of Part 2.  Nonpriority creditor's name and mailing address	ority unsecured claims. If  As of the petition fi			·	iority unsecured claims, fill
	☐ Contingent☐ Unliquidated				
Date or dates debt was incurred	☐ Disputed				
Last 4 digits of account number	Basis for the claim		_		
	Is the claim subject t	o offset?	No 🗆 Yes		
Part 3: List Others to Be Notified About Unsecured Cl	laims				
List in alphabetical order any others who must be notified for assignees of claims listed above, and attorneys for unsecured cred		<b>d 2.</b> Example	es of entities that ma	ay be listed are o	collection agencies,
If no others need to be notified for the debts listed in Parts 1 a	and 2, do not fill out or sul	omit this pag	je. If additional pa	ges are needed	I, copy the next page.
Name and mailing address			line in Part1 or Pareditor (if any) liste		Last 4 digits of account number, if any
Part 4: Total Amounts of the Priority and Nonpriority	Unsecured Claims				
5. Add the amounts of priority and nonpriority unsecured claims	<b>5.</b>				
5a. Total claims from Part 1		5a.	Total of clai		0.00
5b. Total claims from Part 2		5b. 🔸			0.00
<b>5c. Total of Parts 1 and 2</b> Lines 5a + 5b = 5c.		5c.	\$		0.00

				_	3/27/25 10:14PM
Fill in	this information to identify the case	se:			
Debto	r name Excellent Developme	nt I, LLC			
United	d States Bankruptcy Court for the:	EASTERN DISTRICT OF NEV	V YORK		
Case	number (if known)				
				☐ Check if this amended fili	
Offic	cial Form 206G				
	edule G: Executory	Contracts and	Unexpired Leases		12/15
			copy and attach the additional page, n	umber the entries conse	cutively.
	_	n with the debtor's other sched	ses? dules. There is nothing else to report on sees are listed on Schedule A/B: Assets -		Property
2. Lis	st all contracts and unexpired I	eases	State the name and mailing add whom the debtor has an execu- lease		
2.1	State what the contract or lease is for and the nature of the debtor's interest				
	State the term remaining				
	List the contract number of any government contract _				
2.2	State what the contract or lease is for and the nature of the debtor's interest				
	State the term remaining				
	List the contract number of any government contract _				
2.3	State what the contract or lease is for and the nature of the debtor's interest				
	State the term remaining				
	List the contract number of any government contract _				
2.4	State what the contract or lease is for and the nature of the debtor's interest				
	State the term remaining				
	List the contract number of any government contract				

						3/27/25 10:14PM
Fill in th	is information to	identify the case:				
Debtor r	name Excellen	t Development I, LLC				
United S	States Bankruptcy (	Court for the: EASTERN	DISTRICT OF NE	EW YORK		
Case nu	mber (if known)					☐ Check if this is an amended filing
_	al Form 20	06H our Codebtors	<b>,</b>			12/15
	mplete and accur al Page to this pa		space is needed,	copy the Addition	nal Page, numbering th	e entries consecutively. Attach the
1. D	o you have any c	odebtors?				
■ No. 0	Check this box and	submit this form to the co	urt with the debtor	's other schedules.	Nothing else needs to be	e reported on this form.
cred	ditors, Schedules	<b>D-G.</b> Include all guarantons listed. If the codebtor is I	rs and co-obligors.	. In Column 2, ident	ify the creditor to whom	
	Name	Mailing Addre	ess		Name	Check all schedules that apply:
2.1		Street			_	□ D □ E/F □ G
		City	State	Zip Code	_	
2.2		Street			_	□ D □ E/F
		City	State	Zip Code	<u>-</u> -	□G
2.3	_	Street				□ D □ E/F
					_	□ G
		City	State	Zip Code		
2.4						D
		Street			_	□ E/F □ G
		City	State	Zip Code	_	

Fill i	n this information to identify the case:					
Debt	or name Excellent Development I, LLC				_	
Unite	ed States Bankruptcy Court for the: EASTERN DISTRICT OF	NEW YORK	<			
Case	e number (if known)					☐ Check if this is an amended filing
						amonada iling
Offi	icial Form 207					
Sta	tement of Financial Affairs for Non-I	ndividu	ıals Fili	ng for Bar	kruptcy	04/22
	lebtor must answer every question. If more space is needed the debtor's name and case number (if known).	d, attach a s	separate she	eet to this form.	On the top o	f any additional pages,
Part	1: Income					
1. <b>G</b>	ross revenue from business					
[	☐ None.					
	Identify the beginning and ending dates of the debtor's fisc which may be a calendar year	cal year,		of revenue that apply		Gross revenue (before deductions and exclusions)
	From the beginning of the fiscal year to filing date: From 1/01/2025 to Filing Date			ting a business Ownership o Estate	f Real	\$0.00
	For prior year: From 1/01/2024 to 12/31/2024			ting a business Ownership o Estate	f Real	\$0.00
	For year before that: From 1/01/2023 to 12/31/2023			ting a business Ownership o Estate	f Real	\$0.00
In	on-business revenue clude revenue regardless of whether that revenue is taxable. Nond royalties. List each source and the gross revenue for each se					oney collected from lawsuits,
ı	None.					
			Descripti	on of sources o	f revenue	Gross revenue from each source (before deductions and exclusions)
Part	2: List Certain Transfers Made Before Filing for Bankrup	otcy				
Li: fili	ertain payments or transfers to creditors within 90 days bet st payments or transfersincluding expense reimbursementsto ing this case unless the aggregate value of all property transfer and every 3 years after that with respect to cases filed on or after	o any creditored to that c	or, other than reditor is less	than \$7,575. (Th		
ı	None.					
	Creditor's Name and Address Date	es	Total ar	mount of value	Reasons to	or payment or transfer
					CHECK All t	παι αμμιγ

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed

D	ebtor	Excellent Development I, LLC		Case number (if kr	nown)	
	may l	signed by an insider unless the aggregate be adjusted on 4/01/25 and every 3 years in line 3. <i>Insiders</i> include officers, director and their relatives; affiliates of the debtor	after that with respect to c s, and anyone in control c	cases filed on or after the date of a corporate debtor and their rela	adjustment.) Do not ir atives; general partne	clude any payments rs of a partnership
		lone.				
		ider's name and address ationship to debtor	Dates	Total amount of value	Reasons for pay	ment or transfer
5.	List a	ssessions, foreclosures, and returns Il property of the debtor that was obtained closure sale, transferred by a deed in lieu				d by a creditor, sold at
	<b>■</b> N	lone				
	Cre	editor's name and address	Describe of the Prope	erty	Date	Value of property
6.		ifs ny creditor, including a bank or financial in debtor without permission or refused to m				
		lone				
	Cre	editor's name and address	Description of the acti	ion creditor took	Date action was taken	Amount
P	art 3:	Legal Actions or Assignments				
7.	List the	I actions, administrative proceedings, one legal actions, proceedings, investigation action action action and the second actions within 1 year before filing this clone.	ns, arbitrations, mediation case.	s, and audits by federal or state a	gencies in which the	
		Case title Case number	Nature of case	Court or agency's name and address		se
	7.1	Chondrite REO, LLC v. Excellent Development I. LLC	Foreclosure	Queens County Supreme Court 88-11 Sutphin Blvd. Jamaica, NY 11432	Pending ☐ On appea ☐ Conclude	
8.	List a	gnments and receivership ny property in the hands of an assignee fo ver, custodian, or other court-appointed off			nis case and any prop	erty in the hands of a
P	art 4:	Certain Gifts and Charitable Contribu	tions			
9.		all gifts or charitable contributions the clifts to that recipient is less than \$1,000	lebtor gave to a recipier	nt within 2 years before filing th	is case unless the a	ggregate value of
	<b>■</b> N	lone				
		Recipient's name and address	Description of the gift	s or contributions	ates given	Value
P	art 5:	Certain Losses				
10	. All lo	sses from fire, theft, or other casualty v	vithin 1 year before filin	g this case.		
	<b>■</b> N	lone				

Dobtor	Free Heart Baseleanne (1.116	Coop number		3/27/25 10:14P
Debtor	Excellent Development I, LLC	Case number	(If Known)	
	escription of the property lost and ow the loss occurred	Amount of payments received for the loss  If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.	Dates of loss	Value of property lost
		List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).		
Part 6:	Certain Payments or Transfers			
List of th		efers of property made by the debtor or person acting on behicluding attorneys, that the debtor consulted about debt conso		
	None.			
	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11	1.1. Sean Sabeti, Esq. 3 Grace Avenue, Suite 400 Great Neck, NY 11021		March 27, 2025	\$2,200.00
	Email or website address Sabeti0707@Gmail.com			
	Who made the payment, if not Paid by Debtor	debtor?		
List to a	f-settled trusts of which the debtor is any payments or transfers of property self-settled trust or similar device. not include transfers already listed on t	made by the debtor or a person acting on behalf of the debtor	or within 10 years befor	e the filing of this case
	None.			
Na	ame of trust or device	, , , , , , , , , , , , , , , , , , ,	Dates transfers were made	Total amount or value
List 2 ye	ears before the filing of this case to and	rement rty by sale, trade, or any other means made by the debtor or other person, other than property transferred in the ordinary of as security. Do not include gifts or transfers previously listed	course of business or fi	
	None.			
	Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
Part 7	Previous Locations			
	vious addresses all previous addresses used by the de	btor within 3 years before filing this case and the dates the a	addresses were used.	
	Does not apply			
	Address		Dates of occupand	ş <b>y</b>

#### 15. Health Care bankruptcies

Part 8: Health Care Bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

3/27/25 10:14PM Debtor **Excellent Development I, LLC** Case number (if known) - diagnosing or treating injury, deformity, or disease, or - providing any surgical, psychiatric, drug treatment, or obstetric care? No. Go to Part 9. Yes. Fill in the information below. Facility name and address Nature of the business operation, including type of services If debtor provides meals the debtor provides and housing, number of patients in debtor's care Part 9: Personally Identifiable Information 16. Does the debtor collect and retain personally identifiable information of customers? Yes. State the nature of the information collected and retained. 17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit? No. Go to Part 10. Yes. Does the debtor serve as plan administrator? Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units 18. Closed financial accounts Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred? Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions. None Financial Institution name and Last 4 digits of Type of account or Date account was Last balance **Address** account number instrument closed, sold, before closing or moved, or transfer transferred 19. Safe deposit boxes List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

None

Depository institution name and address Names of anyone with Description of the contents Does debtor access to it still have it? Address

#### 20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

None

Does debtor Facility name and address Names of anyone with Description of the contents still have it? access to it

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

Deb	tor	Excellent Development I, LLC		Case number (if known)	
L	ist ar	orty held for another  ny property that the debtor holds or contro  t leased or rented property.	els that another entity owns. Include any pr	operty borrowed from, being store	ed for, or held in trust. Do
	No	ne			
Part	12:	Details About Environment Information	on		
	Envi	rpose of Part 12, the following definitions ronmental law means any statute or goverum affected (air, land, water, or any other	rnmental regulation that concerns pollution	n, contamination, or hazardous ma	aterial, regardless of the
		means any location, facility, or property, in ed, operated, or utilized.	ncluding disposal sites, that the debtor nov	v owns, operates, or utilizes or tha	at the debtor formerly
		ardous material means anything that an er arly harmful substance.	nvironmental law defines as hazardous or	toxic, or describes as a pollutant,	contaminant, or a
Repo	rt al	I notices, releases, and proceedings ki	nown, regardless of when they occurred	d.	
22.	Has	the debtor been a party in any judicial	or administrative proceeding under any	environmental law? Include set	ttlements and orders.
		No. Yes. Provide details below.			
		e title e number	Court or agency name and address	Nature of the case	Status of case
		ny governmental unit otherwise notifie onmental law?	d the debtor that the debtor may be lial	ole or potentially liable under or	in violation of an
		No. Yes. Provide details below.			
	Site	name and address	Governmental unit name and address	Environmental law, if know	n Date of notice
24. <b>H</b>	las tl	ne debtor notified any governmental ur	nit of any release of hazardous material	?	
	_	No. Yes. Provide details below.			
	Site	name and address	Governmental unit name and address	Environmental law, if know	n Date of notice
Part	13:	<b>Details About the Debtor's Business</b>	or Connections to Any Business		
L	ist ar	businesses in which the debtor has only business for which the debtor was an oe this information even if already listed in	wner, partner, member, or otherwise a per	rson in control within 6 years befo	re filing this case.
	■ N	one			
В	Business name address Des		Describe the nature of the business	Employer Identification nu Do not include Social Security nu	
				Dates business existed	
	6a. L	s, records, and financial statements ist all accountants and bookkeepers who None	maintained the debtor's books and record	s within 2 years before filing this o	case.
	Nan	ne and address			Date of service From-To

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

3/27/25	10:14PM

Debt	or	<b>Excellent Development I, L</b>	LC			Case num	ber (if known)		
	W	vithin 2 years before filing this cas	e.						
	ı	None							
26	Sc. L	ist all firms or individuals who we	re in poss	session of the debtor's boo	oks of account	and record	ds when this case is filed	i.	
	•	None							
	Nan	ne and address					books of account and ilable, explain why	recore	ds are
26	6d. L	ist all financial institutions, credito tatement within 2 years before fili	ors, and o	ther parties, including mease.	rcantile and tra	ade agenci	es, to whom the debtor i	ssued	a financial
		None							
	Nan	ne and address							
		t <b>ories</b> any inventories of the debtor's pro	operty be	en taken within 2 years be	efore filing this	case?			
	_	No							
		Yes. Give the details about the tw  Name of the person who sup			Date of inv	/entory	The dollar amount ar	nd has	is (cost market
		inventory	CI VISCU	ine taking of the	Date of in	citory	or other basis) of each		
		ne debtor's officers, directors, r trol of the debtor at the time of			ners, membe	rs in contr	ol, controlling shareh	olders	, or other people
	Name		Address			-		% of interest, if any	
	Fai	zul Kazi		69th Street ca, NY 11432		Shareh	older		100
=									
		n 1 year before the filing of this ol of the debtor, or shareholder						tners,	members in
		No							
i		Yes. Identify below.							
		ents, distributions, or withdraw 1 year before filing this case, did				ırm includi	ng salary other comper	nsation	draws honuses
		credits on loans, stock redemption			Taliao III aliiy 10	,	g ca.a.y, cc. ccpc.		, a.a, seacce,
 		No Yes. Identify below.							
		Name and address of recipie	nt	Amount of money or de	escription and	l value of	Dates		ason for oviding the value
31. <b>W</b>	'ithir	n 6 years before filing this case	, has the		of any consol	idated gro	oup for tax purposes?	•	
ı		No							
ı		Yes. Identify below.							
Na	ame	of the parent corporation				-	oloyer Identification nu noration	mber (	of the parent

Case 1-25-41504-jmm Doc 1 Filed 03/27/25 Entered 03/27/25 22:16:21 3/27/25 10:14PM Debtor **Excellent Development I, LLC** Case number (if known) 32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund? No Yes. Identify below. Name of the pension fund Employer Identification number of the pension fund Part 14: Signature and Declaration WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571. I have examined the information in this Statement of Financial Affairs and any attachments and have a reasonable belief that the information is true and correct. I declare under penalty of perjury that the foregoing is true and correct. Executed on March 27, 2025 /s/ Faizul Kazi Faizul Kazi Signature of individual signing on behalf of the debtor Printed name

Are additional pages to Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy (Official Form 207) attached?

■ No

☐ Yes

Position or relationship to debtor Managing Member

B2030 (Form 2030) (12/15)

### United States Rankruntey Court

		Eastern District of New York		
In	re Excellent Development I, LLC		Case No.	
		Debtor(s)	Chapter	7
	DISCLOSURE OF COM	PENSATION OF ATTOR	NEY FOR D	EBTOR(S)
1.	Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2 compensation paid to me within one year before the be rendered on behalf of the debtor(s) in contemplate	e filing of the petition in bankruptcy,	or agreed to be paid	d to me, for services rendered or to
	For legal services, I have agreed to accept		\$	2,200.00
	Prior to the filing of this statement I have recei	ived	\$	2,200.00
	D.I. D.		Φ.	0.00
2.	The source of the compensation paid to me was:			
	■ Debtor □ Other (specify):			
3.	The source of compensation to be paid to me is:			
	■ Debtor □ Other (specify):			
4.	■ I have not agreed to share the above-disclosed of	compensation with any other person u	inless they are mer	mbers and associates of my law firm.
	☐ I have agreed to share the above-disclosed component, together with a list of the			
5.	In return for the above-disclosed fee, I have agreed	to render legal service for all aspects	of the bankruptcy	case, including:
	<ul> <li>a. Analysis of the debtor's financial situation, and relation to the debtor at the meeting of credit of the debtor of the debtor at the meeting of credit of the</li></ul>	s, statement of affairs and plan which reditors and confirmation hearing, and to reduce to market value; execations as needed; preparation	may be required; d any adjourned he mption planning	arings thereof; g; preparation and filing of
6.	By agreement with the debtor(s), the above-disclose Representation of the debtors in any any other adversary proceeding.	ed fee does not include the following y dischargeability actions, judio	service: ial lien avoidan	ces, relief from stay actions or
		CERTIFICATION		
this	I certify that the foregoing is a complete statement of bankruptcy proceeding.	of any agreement or arrangement for	payment to me for	representation of the debtor(s) in
	March 27, 2025	/s/ Sean Sabeti, E	sq.	
	Date	Sean Sabeti, Esq. Signature of Attorney Law Office of Sea 3 Grace Avenue, S	n Sabeti Suite 400	
		Great Neck, NY 11 (516)333-4030 Fa Sabeti0707@Gma	x: (516) 333-403	2
		Name of law firm		

## **United States Bankruptcy Court Eastern District of New York**

In re	Excellent Development I, LLC		Case No.	
		Debtor(s)	Chapter	7

#### **VERIFICATION OF CREDITOR MATRIX**

The above named debtor(s) or attorney for the debtor(s) hereby verify that the attached matrix (list of creditors) is true and correct to the best of their knowledge.

(516)333-4030 Fax: (516) 333-4032

USBC-44 Rev. 9/17/98

Chondrite REO, LLC 7525 Topanga Canyon Blvd Canoga Park, CA 91303

Deutsch & Schneider, LLP 79-37 Myrtle Avenne Glendale, NY 11385

### United States Bankruptcy Court Eastern District of New York

In re Excellent Development I, L	LLC	Case No.	
	Debtor	or(s) Chapter	7
COR	RPORATE OWNERSHIP STA	ATEMENT (RULE 7007.1)	)
Pursuant to Federal Rule of Banki recusal, the undersigned counsel f following is a (are) corporation(s) more of any class of the corporati	for <b>Excellent Development I, LL</b> ), other than the debtor or a gove	<b>_C</b> in the above captioned a ernmental unit, that directly of	oction, certifies that the or indirectly own(s) 10% or
Munir Kazi 87-34 169th Street Jamaica, NY 11432			
□ None [Check if applicable]			
March 27, 2025	/s/ Sean Sabeti, Es	sq.	
Date	Sean Sabeti, Esq.		
		cellent Development I, LLC	
	Law Office of Sear 3 Grace Avenue, S Great Neck, NY 11 (516)333-4030 Fax Sabeti0707@Gmai	Suite 400 021 ::(516) 333-4032	

# UNITED STATES BANKRUPTCY COURT EASTERN DISTRICT OF NEW YORK

# STATEMENT PURSUANT TO LOCAL BANKRUPTCY RULE 1073-2(b)

CASE NO.:.

**DEBTOR(S):** Excellent Development I, LLC

Pursuant to Local Bankruptcy Rule 1073-2(b), the debtor (or any other petitioner) hereby makes the following disclosure concerning Related Cases, to the petitioner's best knowledge, information and belief:
[NOTE: Cases shall be deemed "Related Cases" for purposes of E.D.N.Y. LBR 1073-1 and E.D.N.Y. LBR 1073-2 if the earlier case was pending at any time within eight years before the filing of the new petition, and the debtors in such cases: (i) are the same; (ii) are spouses or ex-spouses; (iii) are affiliates, as defined in 11 U.S.C. § 101(2); (iv) are general partners in the same partnership; (v) are a partnership and one or more of its general partners; (vi) are partnerships which share one or more common general partners; or (vii) have, or within 180 days of the commencement of either of the Related Cases had, an interest in property that was or is included in the property of another estate under 11 U.S.C. § 541(a).]
■ NO RELATED CASE IS PENDING OR HAS BEEN PENDING AT ANY TIME.
☐ THE FOLLOWING RELATED CASE(S) IS PENDING OR HAS BEEN PENDING:
1. CASE NO.: JUDGE: DISTRICT/DIVISION:
CASE STILL PENDING (Y/N): [If closed] Date of closing:
CURRENT STATUS OF RELATED CASE:(Discharged/awaiting discharge, confirmed, dismissed, etc.)
(Discharged/awaiting discharge, confirmed, dismissed, etc.)
MANNER IN WHICH CASES ARE RELATED (Refer to NOTE above):
REAL PROPERTY LISTED IN DEBTOR'S SCHEDULE "A" ("REAL PROPERTY") WHICH WAS ALSO LISTED IN SCHEDULE "A" OF RELATED CASE:
2. CASE NO.: JUDGE: DISTRICT/DIVISION:
CASE STILL PENDING (Y/N): [If closed] Date of closing:
CURRENT STATUS OF RELATED CASE:(Discharged/awaiting discharge, confirmed, dismissed, etc.)
MANNER IN WHICH CASES ARE RELATED (Refer to NOTE above):
REAL PROPERTY LISTED IN DEBTOR'S SCHEDULE "A" ("REAL PROPERTY") WHICH WAS ALSO LISTED IN SCHEDULE "A" OF RELATED CASE:
3. CASE NO.: JUDGE: DISTRICT/DIVISION:
CASE STILL PENDING (Y/N): [If closed] Date of closing:

	3/2//23 10.14FW
DISCLOSURE OF RELATED CASES (cont'd)	
CURRENT STATUS OF RELATED CASE:	
(Disc	charged/awaiting discharge, confirmed, dismissed, etc.)
MANNER IN WHICH CASES ARE RELATED (Refer to No	OTE above):
REAL PROPERTY LISTED IN DEBTOR'S SCHEDULE "A' SCHEDULE "A" OF RELATED CASE:	" ("REAL PROPERTY") WHICH WAS ALSO LISTED IN
NOTE: Pursuant to 11 U.S.C. § 109(g), certain individuals whose eligible to be debtors. Such an individual will be required to	no have had prior cases dismissed within the preceding 180 days may not to file a statement in support of his/her eligibility to file.
TO BE COMPLETED BY DEBTOR/PETITIONER'S ATTOI	RNEY, AS APPLICABLE:
am admitted to practice in the Eastern District of New York	(Y/N): <u>Y</u>
CERTIFICATION (to be signed by pro se debtor/petitioner or	debtor/petitioner's attorney, as applicable):
I certify under penalty of perjury that the within bankruptcy can indicated elsewhere on this form.	ase is not related to any case now pending or pending at any time, except
/s/ Sean Sabeti, Esq.	
Sean Sabeti, Esq. Signature of Debtor's Attorney Law Office of Sean Sabeti 3 Grace Avenue, Suite 400	Signature of Pro Se Debtor/Petitioner
Great Neck, NY 11021 (516)333-4030 Fax:(516) 333-4032	Signature of Pro Se Joint Debtor/Petitioner
	Mailing Address of Debtor/Petitioner
	City, State, Zip Code
	Area Code and Telephone Number

Area Code and Telephone Number

Failure to fully and truthfully provide all information required by the E.D.N.Y. LBR 1073-2 Statement may subject the debtor or any other petitioner and their attorney to appropriate sanctions, including without limitation conversion, the appointment of a trustee or the dismissal of the case with prejudice.

<u>NOTE</u>: Any change in address must be reported to the Court immediately IN WRITING. Dismissal of your petition may otherwise result.

USBC-17 Rev.8/11/2009